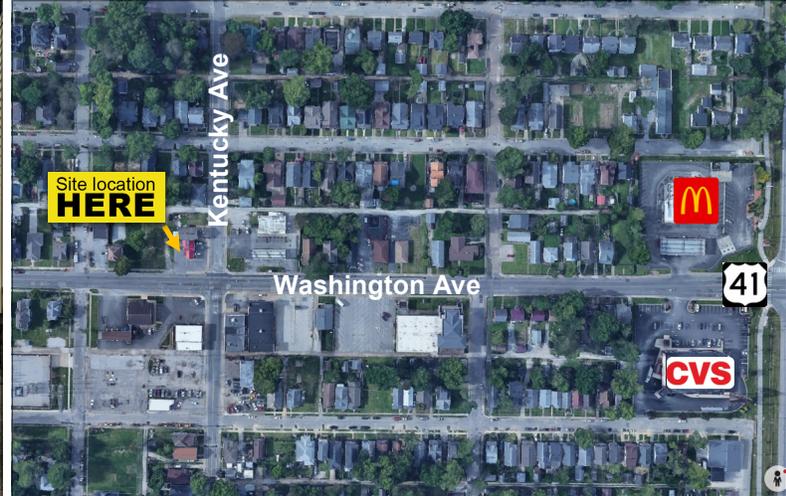




AVAILABLE

966 Washington Avenue EVANSVILLE, IN 47713



FOR SALE OR LEASE

- Sale Price: \$200,000
- Lease Price: \$2,000/Month + NNN
- Est NNN: \$245/Month
- Taxes (2024 Pay 2025): \$1,458.96
- Total SF: 939 SF
- Lot Size: 0.13 Acre
- Year Built: 1949
- Zoning: C-4
- Renovated: 2021
- Showing: Contact Listing Broker
- Traffic: 12,146 AADT
- Location: Corner Lot
0.25 mile to Hwy 41

SELLER FINANCING AVAILABLE

SELLER FINANCING AVAILABLE. Renovation in 2021 includes all replacement roof, plumbing, electrical, HVAC, and alarm system. Equipment includes like new refrigeration and freezer units, prep table with cooling element, dough roller, and mop and hand sinks. Also includes dough mixer and seasoned, 16 pizza volume industrial oven.

For more information, contact:

Will Smith, Broker

Direct: 812-480-0553 • WillSmith@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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